

districts

Districts provide a wide variety of neighborhood services, including local, boutique and some national retail, dining, office and/or entertainment opportunities that are distinctive and attractive to both a local and regional population. Districts are the city’s most dynamic commercial model. Two types exist in Washington: Neighborhood and Regional.

Neighborhood Districts

Neighborhood Districts contain the uses indicated above but may be structurally similar to “neighborhood corridors” in that neighborhood districts also tend to be linear. Neighborhood districts are not always located on prominent avenues or streets that carry high traffic volumes, and though they suffer from limited parking, consumers still manage to “be” there. Both 18th Street NW and U Street NW meet these criteria.

Regional Districts

Regional Districts include locations like Georgetown, Dupont Circle, and Wisconsin Avenue in Friendship Heights where access from the region via private vehicle or public transit is relatively easy. Though some garage parking is provide, parking may be a challenge. Regional districts include the above mix of uses yet offer substantially more office uses. Both of these models are desirable in an urban setting for their distinctive “place making” qualities, diversity, density, economic benefits and value generation.

NEIGHBORHOOD
2-18TH STREET NW (ADAMS MORGAN)
3-U STREET (SHAW)
17-TAKOMA

REGIONAL
2-14TH STREET (COLUMBIA HEIGHTS METRO)- (FUTURE)
3-SHAW LEDROIT CULTURAL DISTRICT(FUTURE)
4-GEORGETOWN (M ST & WISCONSIN)
6-GOLDEN TRIANGLE (CONNECTICUT AVENUE TO PENNSYLVANIA AVENUE)
6-DUPONT CIRCLE
8-DOWNTOWN / CHINATOWN / PENN QUARTERS
8-NOMA (FUTURE)
9-SOUTHWEST EMPLOYMENT AREA/WATERSIDE MALL
11-WISCONSIN AVE. (FRIENDSHIP HEIGHTS) – ELLICOTT TO WESTERN
1-NOMA AT ECKINGTON - FLORIDA/NEW YORK AVE.
25-NOMA EMPLOYMENT / TECHNOLOGY CTR.
25-UNION STATION
27-NEAR SOUTHEAST CLUB ZONE
27-NAVY YARD(FUTURE)

** NUMBERS AT THE BEGINNING OF EACH ROW
INDICATE THE NEIGHBORHOOD CLUSTER IN
WHICH THE NEIGHBORHOOD SHOPPING
DISTRICT CAN BE FOUND. NEIGHBORHOOD
NAMES ARE IN PARENTHESES.



RESTAURANTS AND CLUBS ON 18TH STREET NW
(ADAMS MORGAN)



STOREFRONTS THAT OPEN TO THE STREET
THAIPHOON RESTAURANT (DUPONT CIRCLE)

Retail centers are areas where basic goods and services (clothing, banking, gasoline, fast food, grocery stores, etc.) can be conveniently provided by a limited number of retailers, often national chain stores, with a lot of parking on site. These centers are often called “big box” developments. They are usually located on the District’s avenues that have very high daily traffic counts, high retail visibility and easy access. Their design is typically driven by bottom line cost efficiency and by the fact that consumers drive rather than walk. The Rhode Island Avenue Home Depot and Giant Food site is an example of this type of retail. The District has about 25 similar locations. Though the guidelines in this document are not specifically intended for developers of this type of commercial area, proposed retail centers could be improved architecturally if a number of these guidelines were incorporated.

From the aforementioned neighborhood business area types, corridors and districts represent the bulk of community concern. Ideally, planning and revitalization of these areas should improve their attractiveness, diversity and level of retail activity.

RETAIL CENTERS

11-MASSACHUSETTS AVENUE / SPRING VALLEY SHOPPING CTR. (SPRING VALLEY) – FORDHAM TO YUMA
13-MACARTHUR BLVD. (FOXHALL) – U TO V STS. NW
19-SOUTH DAKOTA AVE. / RIGGS RD. NE (QUEENS CHAPEL)
19-KANSAS AVE. / CHILLUM PL. (LAMOND RIGGS)
19-NEW HAMPSHIRE AT RITTENHOUSE (LAMOND RIGGS) – 3RD ST. NE
20-10TH STREET (UNIVERSITY HEIGHTS) – MICHIGAN TO PERRY PLACE
20-MICHIGAN AVE. PIZZA HUT (UNIVERSITY HEIGHTS) – 7TH ST. NE
20-MICHIGAN AVE. (MICHIGAN PARK) – WEBSTER TO EASTERN AVE.
21-RHODE ISLAND AVE. (EDGEWOOD/ECKINGTON) – 3RD TO 4TH STS.
22-NEW YORK AVE. AT BLADENSBURG RD.
24-BLADENSBURG RD. AT BANNEKER RD. (FORT LINCOLN/WOODRIDGE)
24-FORT LINCOLN TOWN CTR. (FORT LINCOLN)
24-BLADENSBURG RD. (GATEWAY) – SOUTH DAKOTA TO CHANNING
25-BENNING ROAD (CARVER LANGSTON/KINGMAN PARK) – 18TH ST. TO OKLAHOMA NE
30-NANNIE HELEN BURROUGHS AVE. NE (HILLBROOK) – MINNESOTA TO 46TH ST. SE
32-MINNESOTA AVE. / BENNING ROAD (RIVER TERRACE/BENNING)
33-EAST CAPITOL STREET AT BENNING ROAD (MARSHALL HEIGHTS/MANNING HEIGHTS)
34-PENNSYLVANIA AVE. AT BRANCH AVE. (PENN BRANCH/RANDLE HIGHLANDS)
34-PENNSYLVANIA AVE. AT BOWEN RD. SE (FORT DUPONT/FAIRFAX VILLAGE)
35-SKYLAND/GOOD HOPE MARKETPLACE (HILLCREST/WOODLAND)
38-ALABAMA AVE. AT 15TH ST. SE
39-SOUTH CAPITOL ST. AT MISSISSIPPI AVE. (BELLEVUE)
39-SOUTH CAPITOL ST. AT SOUTHERN AVE.

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FAST FOOD RESTAURANT WITH PARKING AS PART OF A RETAIL CENTER ON NANNIE HELEN BURROUGHS AVENUE (DEANWOOD)